

UNITED STATES DISTRICT COURT  
CENTRAL DISTRICT OF CALIFORNIA

11 ANA VENTURA,

12 Plaintiff,

13 v.

14 TRIPACT, INC.; GRAHAM REAL  
15 ESTATE COMPANY, LLC; and DOES 1  
16 to 10,

17 Defendants.

18 Case No.: 8:24-cv-01821-MEMF-KES

**ORDER TO SHOW CAUSE WHY THE  
COURT SHOULD NOT DECLINE TO  
EXERCISE SUPPLEMENTAL  
JURISDICTION OVER PLAINTIFF'S  
STATE LAW CLAIMS**

20 On August 19, 2024, Plaintiff Ana Ventura ("Ventura") filed a Complaint against Defendants  
21 Tripact, Inc., Graham Real Estate Company, LLC, and Does 1 to 10, asserting: (1) a claim for  
22 injunctive relief arising out of an alleged violation of the Americans with Disabilities Act ("ADA"),  
23 42 U.S.C. §§ 12010–12213; (2) a claim for damages pursuant to California's Unruh Civil Rights Act  
24 ("Unruh Act"), Cal. Civ. Code §§ 51–52, *et seq.*; (3) a claim for damages pursuant to the California  
25 Disabled Persons Act, Cal. Civ. Code § 54, *et seq.*; (4) a claim for damages and injunctive relief  
26 pursuant to the Cal. Health & Safety Code § 19955, *et seq.*; and (5) a claim for negligence. ECF No.  
27 1. The Complaint alleges that this Court has jurisdiction over the ADA claim pursuant to 28 U.S.C.  
28

1 §§ 1331 and 1343, and that the state law claims are brought “pursuant to pendant [sic] jurisdiction.”

2 *Id.* at ¶¶ 6–7.

3 Principles of pendent jurisdiction have been codified in the supplemental jurisdiction statute,  
4 28 U.S.C. § 1337. The supplemental jurisdiction statute “reflects the understanding that, when  
5 deciding whether to exercise supplemental jurisdiction, ‘a federal court should consider and weigh in  
6 each case, and *at every stage of the litigation*, the values of judicial economy, convenience, fairness,  
7 and comity.’” *City of Chicago v. Int’l Coll. of Surgeons*, 522 U.S. 156, 173 (1997) (emphasis added)  
8 (quoting *Carnegie-Mellon Univ. v. Cohill*, 484 U.S. 343, 350 (1988)).

9 California law sets forth a heightened pleading standard for a limited group of lawsuits  
10 brought under the Unruh Act. *See* Cal. Civ. Proc. Code §§ 425.55(a)(2) & (3). The stricter pleading  
11 standard requires certain plaintiffs bringing construction-access claims like the one in the instant  
12 case to file a verified complaint alleging specific facts concerning the plaintiff’s claim, including the  
13 specific barriers encountered or how the plaintiff was deterred and each date on which the plaintiff  
14 encountered each barrier or was deterred. *See* Cal. Civ. Proc. Code § 425.50(a). A “high-frequency  
15 litigant fee” is also imposed on certain plaintiffs and law firms bringing these claims. *See* Cal. Gov’t  
16 Code § 70616.5. A “high-frequency litigant” is “a plaintiff who has filed 10 or more complaints  
17 alleging a construction-related accessibility violation within the 12-month period immediately  
18 preceding the filing of the current complaint alleging a construction-related accessibility violation”  
19 and “an attorney who has represented as attorney of record 10 or more high-frequency litigant  
20 plaintiffs in actions that were resolved within the 12-month period immediately preceding the filing  
21 of the current complaint alleging a construction-related accessibility violation.” Cal. Civ. Proc. Code  
22 §§ 425.55(b)(1) & (2). High frequency litigants are also required to state: (1) whether the complaint  
23 is filed by, or on behalf of, a high-frequency litigant; (2) in the case of a high-frequency litigant who  
24 is a plaintiff, the number of complaints alleging construction-related accessibility claim filed by the  
25 high-frequency litigant during the 12 months prior to filing the instant complaint; (3) the reason the  
26 individual was in the geographic area of the defendant’s business; and (4) the reason why the  
27 individual desired to access the defendant’s business.” *See id.* § 425.50(a)(4)(A).

In light of the foregoing, the Court orders Ventura to show cause in writing why the Court should exercise supplemental jurisdiction over the Unruh Act claim, the California Disabled Persons Act claim, the California Health and Safety Code claim, and the negligence claim. *See* 28 U.S.C. § 1337(c). In responding to this Order to Show Cause:

1. Ventura shall identify the amount of statutory damages Plaintiff seeks to recover.
  2. Ventura and Ventura’s counsel shall also support their responses to the Order to Show Cause with declarations, signed under penalty of perjury, providing all facts necessary for the Court to determine if they satisfy the definition of a “high-frequency litigant” as provided by California Code of Civil Procedure §§ 425.55(b)(1) & (2). This includes, but is not limited to:
    - a. the number of construction-related accessibility claims filed by Plaintiff in the twelve months preceding the filing of the present claim; and
    - b. the number of construction-related accessibility claims in which Plaintiff’s counsel has represented high-frequency litigant plaintiffs in the twelve months preceding the filing of the present claim.

Ventura shall file a Response to this Order to Show Cause by no later than fourteen days from the date of this order. The failure to timely or adequately respond to this Order to Show Cause may, without further warning, result in the Court declining to exercise supplemental jurisdiction over the Unruh Act claim, the California Disabled Persons Act claim, the California Health and Safety Code claim, and the negligence claim pursuant to 28 U.S.C. § 1367(c).

## **IT IS SO ORDERED.**

Dated: August 22, 2024

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MAAME EWUSI-MENSAH FRIMPONG

## United States District Judge